

PLAN OF SUBDIVISION

EDITION 1

PS 846167T

LOCATION OF LAND

PARISH: Cardigan

TOWNSHIP: —

SECTION: 12

CROWN ALLOTMENT: 7 (Part)

CROWN PORTION: —

TITLE REFERENCE: Vol. Fol.

LAST PLAN REFERENCE: PS846168R (Lot B)

POSTAL ADDRESS: Dyson Drive
(at time of subdivision) Alfredton 3350

MGA CO-ORDINATES: E: 746000 ZONE: 54
(of approx centre of land in plan) N: 5839100 GDA 2020

COUNCIL NAME: Ballarat City Council

VESTING OF ROADS AND/OR RESERVES

NOTATIONS

IDENTIFIER	COUNCIL/BODY/PERSON
Road R-1	Ballarat City Council

Lots 1 - 6, 16 - 31 & 46 - 64 (inclusive) have been omitted from this plan.

Other Purpose of Plan

Creation of Restrictions as shown on sheet 5

NOTATIONS

DEPTH LIMITATION: Nil

SURVEY:

This plan is based on survey. See BP3787C

STAGING:

This is not a staged subdivision.

Planning Permit No. PLP/2021/240

BP3787C has been connected to permanent marks No(s). 21, 49 & 149
In Proclaimed Survey Area No.49

EASEMENT INFORMATION

LEGEND: A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)

Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of
E-1, E-3	Pipelines or Ancillary Purposes	3	PS846166V (Section 136 of the Water Act 1989)	Central Highlands Region Water Corporation
E-2, E-3	Drainage	3	PS846166V	Ballarat City Council



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PO Box 4189, Lucas, Vic, 3350
Ph: 53272000 email: ballarat@bevwill.com.au

SURVEYORS FILE REF: 2100205

ORIGINAL SHEET
SIZE: A3

SHEET 1 OF 5

Ben Long, Version 03

MGA2020 ZONE L54

DYSON DRIVE

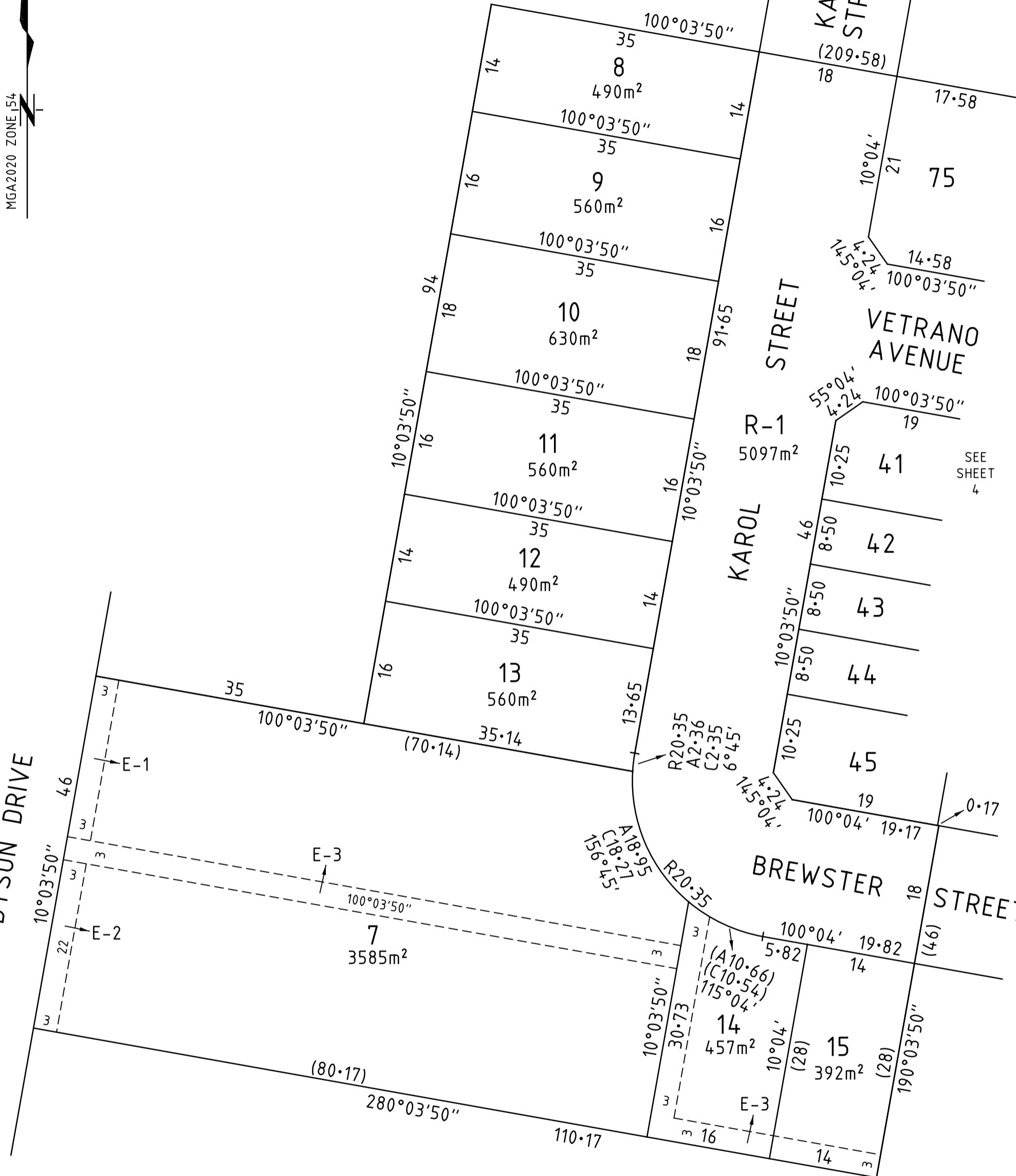
KAROL STREET
(209.58)

KAROL STREET

KAROL STREET

BREWSTER STREET

VETRANO AVENUE

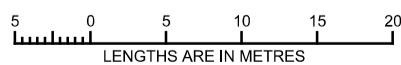


SEE SHEET 4



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SCALE
1:500



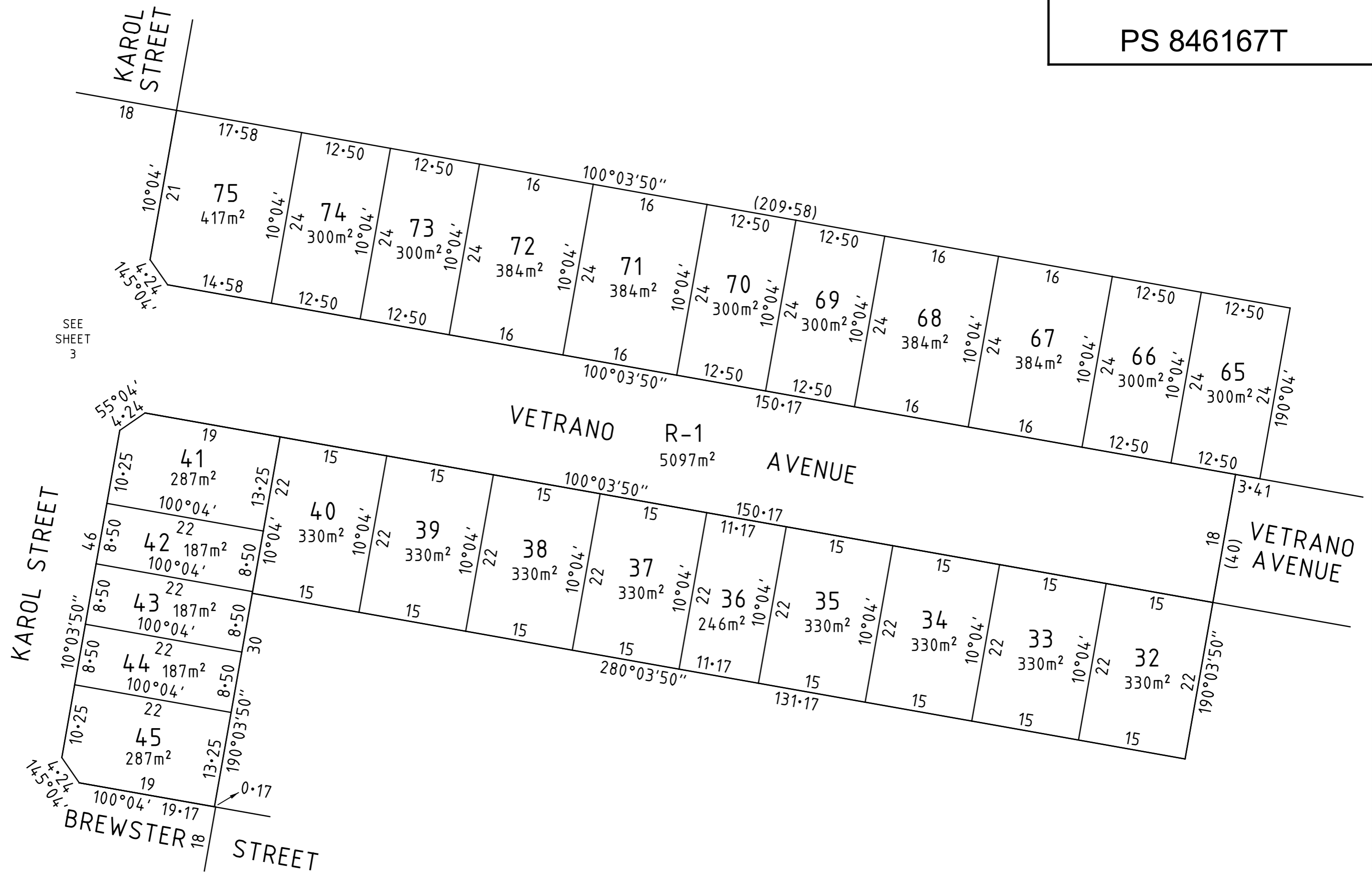
ORIGINAL SHEET
SIZE: A3

SHEET 3

Ben Long, Version 03

MGA2020_ZONE_154

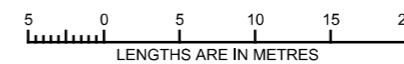
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SCALE
1:500



ORIGINAL SHEET
SIZE: A3

SHEET 4

Ben Long, Version 03

Creation of Restriction 1

The following restriction is to be created upon registration of this plan of subdivision.

Land to Be Burdened

All lots on this plan.

Land to Benefit

All lots on this plan.

Description of Restriction

No dwelling shall be constructed on the burdened land unless:

- It has a minimum 2 kilolitre rainwater tank installed;
- An adequate roof area of the dwelling drains to the rainwater tank to satisfy the relevant water authority guidelines;
- The rainwater tank is the primary water supply for all toilets and outdoor usage. (A mains water system can be used when rainwater is unavailable).

Variations

Variation of this restriction will require planning approval from the responsible authority.

Definition

Dwelling - a self-contained residence containing kitchen and bathroom facilities.

Creation of Restriction 2

The following restriction is to be created upon registration of this plan of subdivision.

Land to Be Burdened

Lots 36, 41, 42, 43, 44, 45, 65, 66, 69, 70, 73 & 74

Land to Benefit

All lots on this plan.

Description of Restriction

The registered proprietor or proprietors, for the time being of any lot forming part of the land to be burdened, must not build a dwelling unless in accordance with the Small Lot Housing Code. For the purpose of the Small Lot Housing Code, the burdened lots are 'Type A' .

Variations

Variation of this restriction will require planning approval from the responsible authority.

Definition

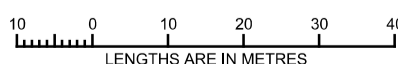
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SCALE
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SHEET 5

Ben Long, Version 03